

The Elmsleigh Centre and adjoining land, Staines (P/030/M)

Area (Ha)	Current use	Existing Dwellings	Assumed Dwellings	Net Gain	Density (Dwg/Ha)
-	Retail, Car Park	0	95	95	-

Notes

The capacity assessment for residential development at Elmsleigh Centre has been provided bearing in mind that development would be mixed use. Spelthorne's 2004 Retail Study suggests there is scope for further retail development in Staines to meet forecast growth in retail expenditure on non food items. This would support the role of Staines as the principal shopping centre for the area. There could also be an element of related non-retail uses.

The inclusion of housing at this location widens the mix of town centre uses and contributes to meeting housing needs.

A Flood Risk Assessment has been carried out to show that the development is acceptable in flooding terms.

It is envisaged that the development would take place in two stages with 30 units in the first stage and 60 in the next.

An initial Planning Brief giving further guidance on requirements has been published.

The proposal has the support of the main owners of the site.

17-51 London Road, Staines (Centrica Site)

Area (Ha)	Current use	Existing Dwellings	Assumed Dwellings	Net Gain	Density (Dwg/Ha)
0.96	Offices	0	40	40	-*

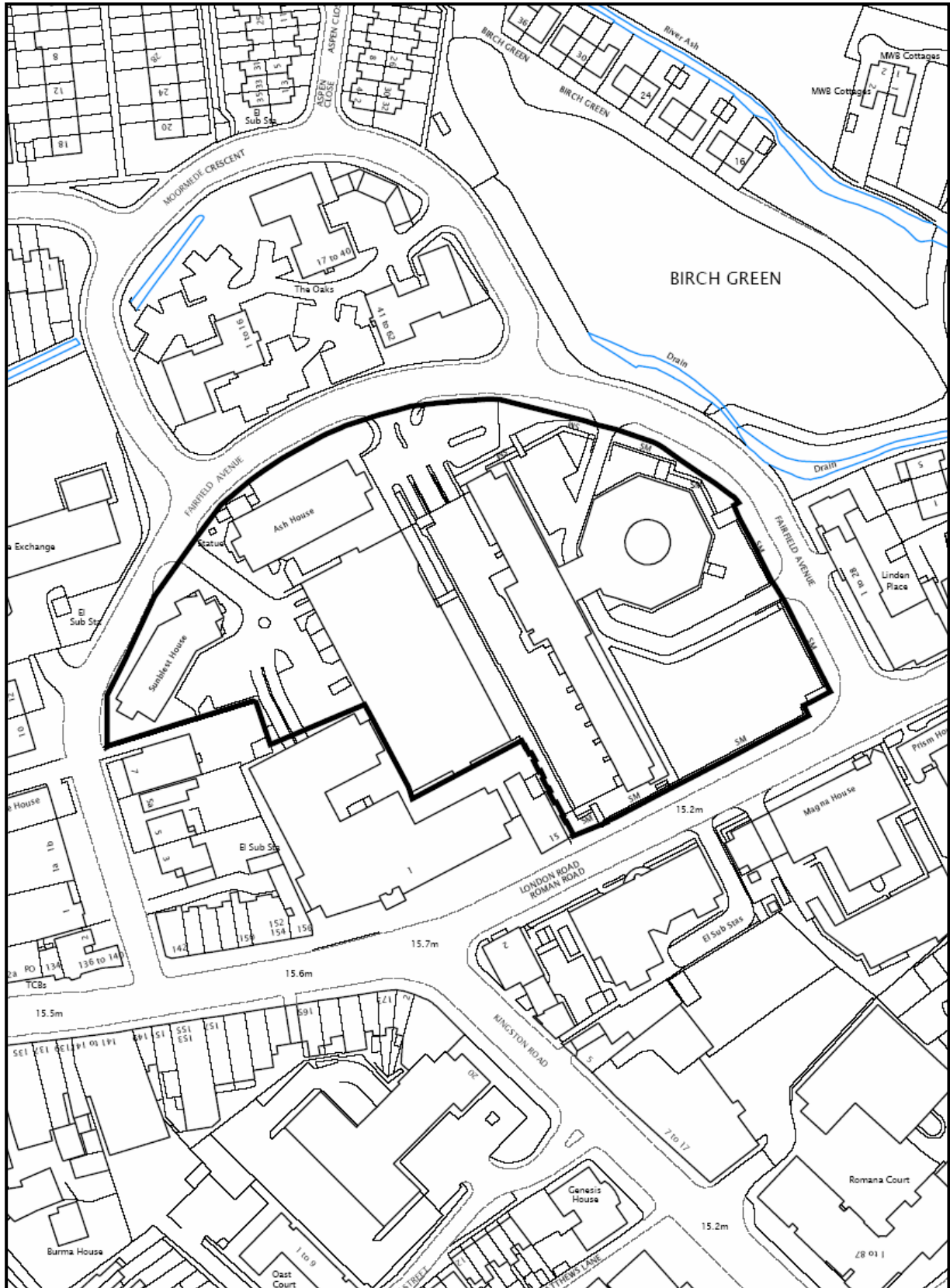
Notes

The site is bounded by Fairfield Avenue to the North and West and London Road (A308) to the South as shown on the following plan. This will be the second phase of the development, the first of which comprises redevelopment of the buildings to the East which are currently vacant.

The existing buildings on site comprise office buildings and associated car park. Whilst an outline planning application has been submitted for the first phase to redevelop the existing buildings for mixed commercial uses, details of the second phase are also in discussion. There is scope for 40 residential units. There is existing residential development across Fairfield Avenue and an element of residential on site would also add to the mix of uses in the town centre.

Site Ref. SA09/004

Centrica Site. Fairfield Avenue, Staines



Steel Works and Builders Merchant (Jewsons), Gresham Road, Staines

Area (Ha)	Current use	Existing Dwellings	Assumed Dwellings	Net Gain	Density (Dwg/Ha)
1.37	Commercial	0	100	100	73

Notes

The site comprises a yard occupied by a steel stockholders together with a builders merchant. Although adjacent to Staines station and close to the town centre it is separated from the town centre by the railway and access to the site is via residential roads involving the movement of large lorries through a generally residential area. The commercial use is visually prominent both from Gresham Road and from the town centre. Redevelopment is considered beneficial in environmental terms.

The site would be suitable in principle for a high density residential scheme, although the proximity of the railway station and the narrowness of the site at the eastern and western ends may impose some constraint on what can be achieved. Allowing for these factors a development of 100 flats is assumed giving a density of just over 70 dph.

The proposal is supported by the main landowners.

The site is already identified as a proposal site in the emerging 'Proposals' DPD being prepared by the Council.

Kingston Road Car Park and land adjacent, Kingston Road, Staines

Area (Ha)	Current use	Existing Dwellings	Assumed Dwellings	Net Gain	Density (Dwg/Ha)
0.88	Car Park, Offices and Educational?	0	50	50	56.9

Notes

The site has a short frontage onto Kingston Road and is bounded by small residential units to the North-East and North-West. Part of its north western boundary also runs along Staines Police Station. The Southern part is bounded by station path; a pedestrian link from the railway station to the town centre.

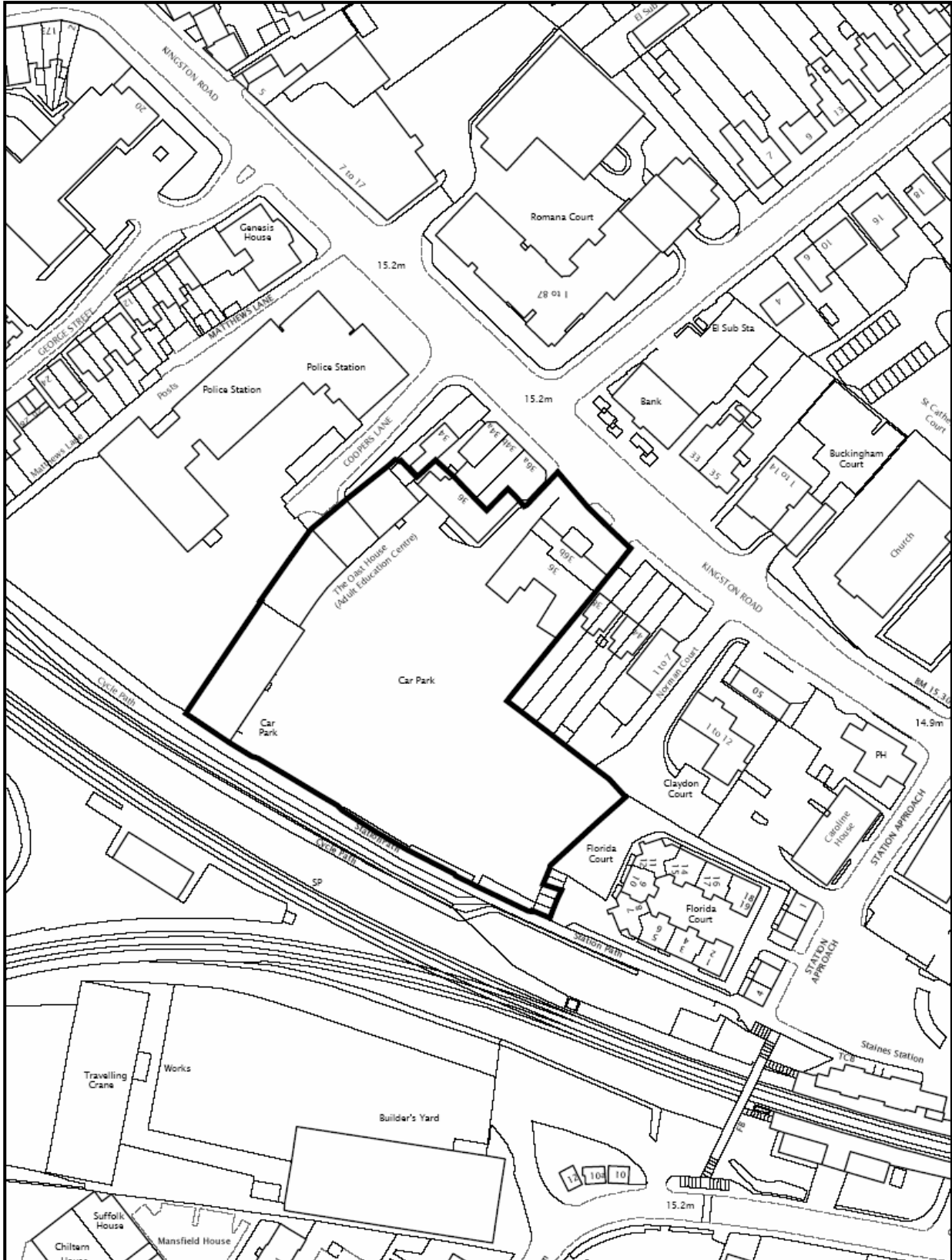
The site is owned by Surrey County Council. A large proportion of the site is occupied by the car park. There is also an adult education centre run by the County Council in the Oast House building which is Grade II listed and will have to be retained in any development proposal. There are also other buildings fronting Kingston Road currently operating a business e.g. car sales.

It is understood that the County Council wish to vacate the site and relocate the adult education centre elsewhere. Given the proximity of this location to Staines Town Centre and the railway station it is considered to be a good location for residential.

The net units are based on character of the site taking account of the constraints of the listed building and need to retain public car parking.

Site Ref. SA09/003

Kingston Road Car Park and land adjacent, Kingston Road, Staines



Site Ref. SA11/001

Builders Merchants, Moor Lane, Staines (P/005/H)

Area (Ha)	Current use	Existing Dwellings	Assumed Dwellings	Net Gain	Density (Dwg/Ha)
0.57	Builders merchant	0	30	30	53

Notes

The site is occupied by a builders merchant and timber yard. It forms the undeveloped residue of a Local Plan proposal site for residential and Council policy is therefore to support residential development.

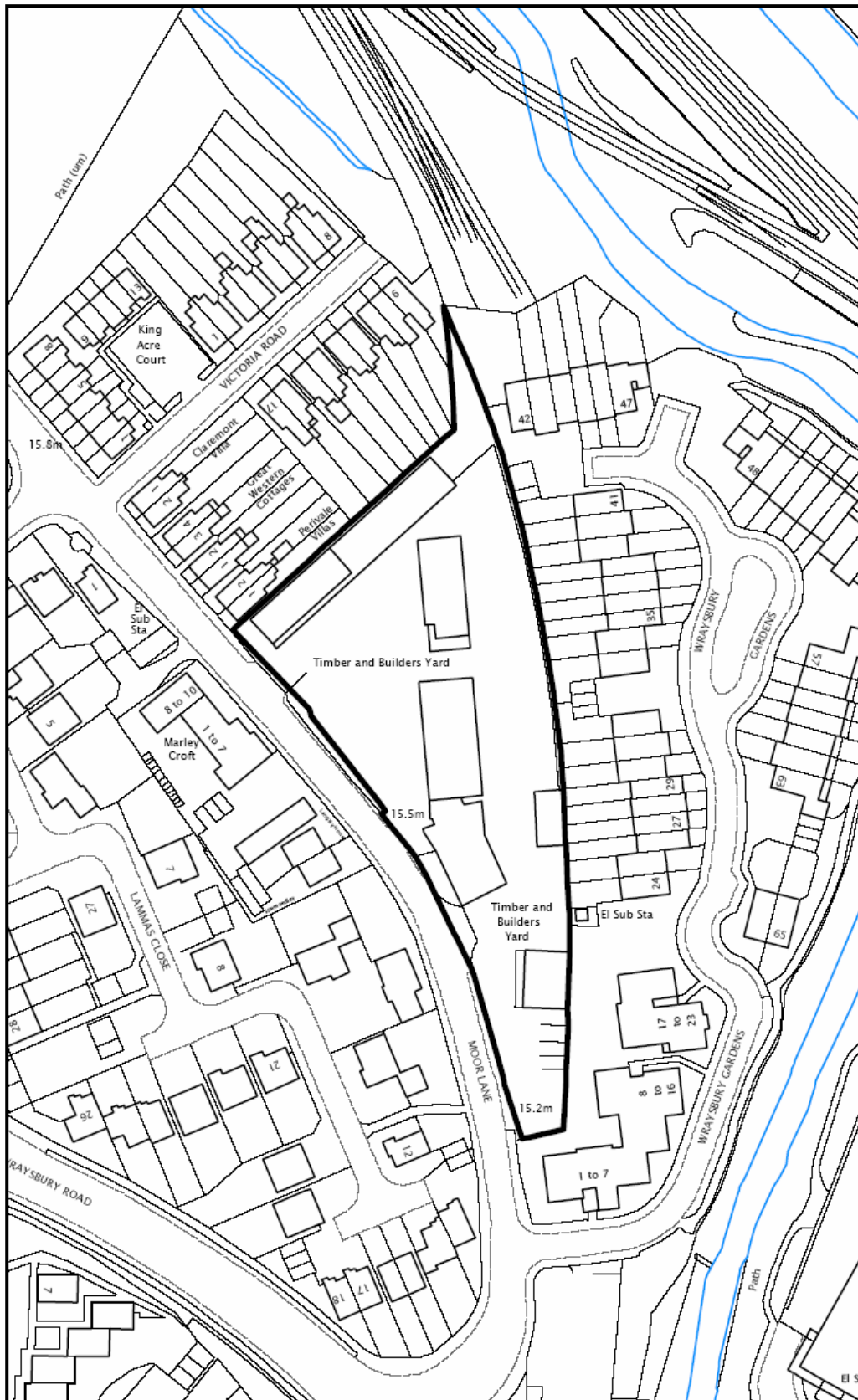
The adjoining site has been developed for a mixture of housing and flats, with flats adjoining Moor Lane. The number of units also assumes a mixture of flats and houses and takes account of the proximity of the site to the town centre.

The proposal is supported in principle by the site owner.

The site is already identified as a proposal site in the emerging 'Proposals' DPD being prepared by the Council.

Site Ref. SA11/001

Builders Merchants, Moor Lane, Staines (P/005/H)



Rodd Estate and the Lodge, Govett Avenue, Shepperton

Area (Ha)	Current use	Existing Dwellings	Assumed Dwellings	Net Gain	Density (Dwg/Ha)
1.7	Vacant Commercial	1	86	85	51

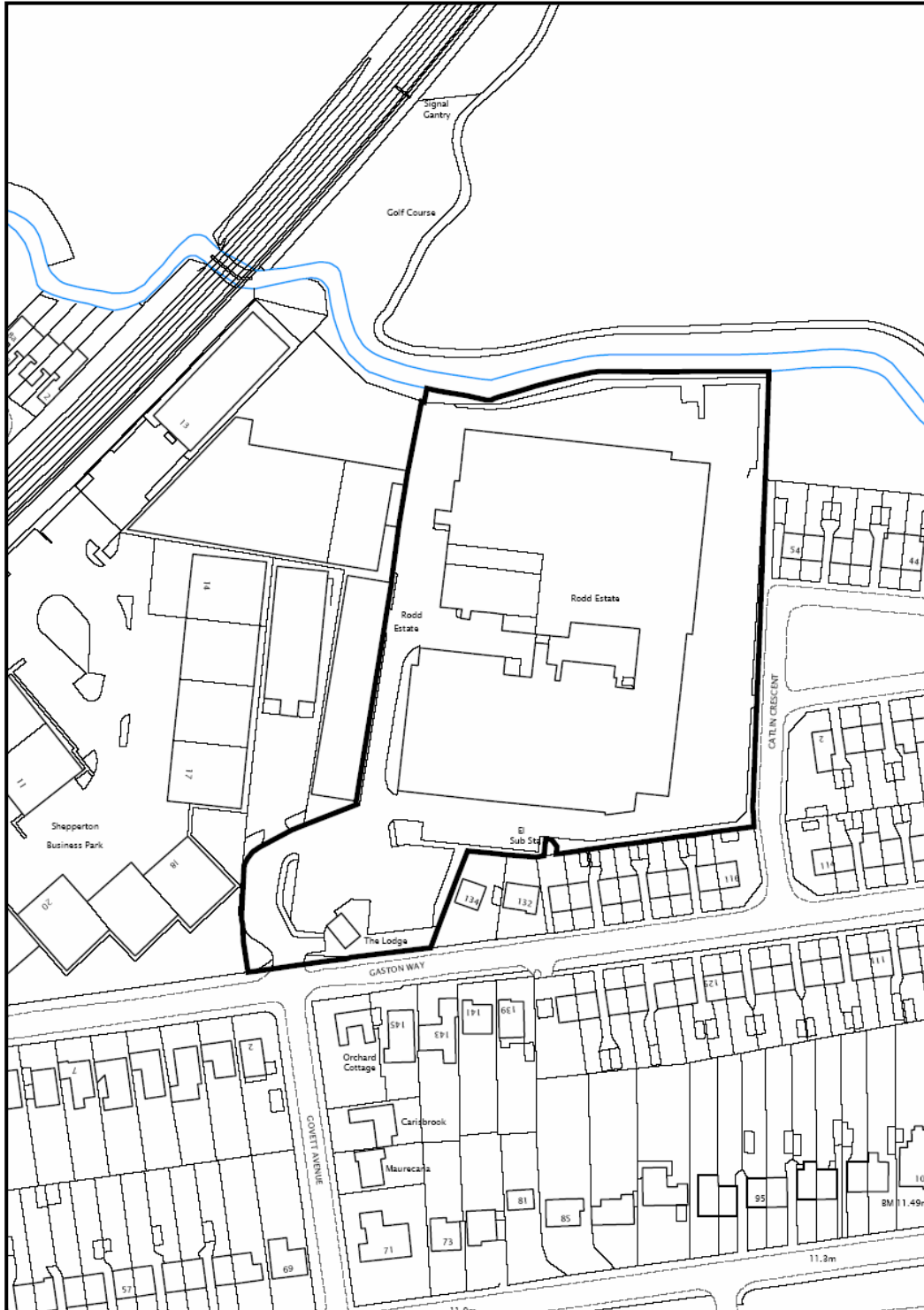
Notes

The site is close to Shepperton town centre and railway station. It is currently occupied by vacant industrial units.

Residential redevelopment is supported in principle by the Council although a recent planning application for a greater number of dwellings is subject to an appeal.

Site Ref. SA37/010

Rodd Estate and the Lodge, Govett Avenue, Shepperton



Hollywell Way, Stanwell

Area (Ha)	Current use	Existing Dwellings	Assumed Dwellings	Net Gain	Density (Dwg/Ha)
10.26	Residential	180	350	170	34

Notes

This site is owned by A2 Housing Association, Spelthorne Borough Council and some 60 or so private property owners. It comprises 180 existing residential units.

Pre-application proposals are for a comprehensive redevelopment of the area and replace the existing units with 350-360 units. For the purposes of this study the lower figure from this range is assumed to be the capacity for this site.

Site Ref. SA15/007

Holywell Way, Stanwell



Riverside Works, Fordbridge Road, Sunbury (P/026/H)

Area (Ha)	Current use	Existing Dwellings	Assumed Dwellings	Net Gain	Density (Dwg/Ha)
1.57	Environment Agency Depot	0	50	50	32

Notes

The Environment Agency has vacated much of this site and it is currently on the market. The EA have also produced their own brief for this site. Development either side is residential and the site is considered suitable for housing development.

Although adjoining the River Thames the site is on raised ground above the flood plain and a Flood Risk Assessment has shown that residential development is acceptable.

The site lies towards the edge of Sunbury in an area characterised by relatively low density housing. An on-site constraint is the need to retain access to the adjoining island of Wheatley's Eyot. Consequently development at a density close to the Government's recommended minimum of 30 dwellings per hectare is suggested.

The site is already identified as a proposal site in the emerging 'Proposals' DPD being prepared by the Council.

